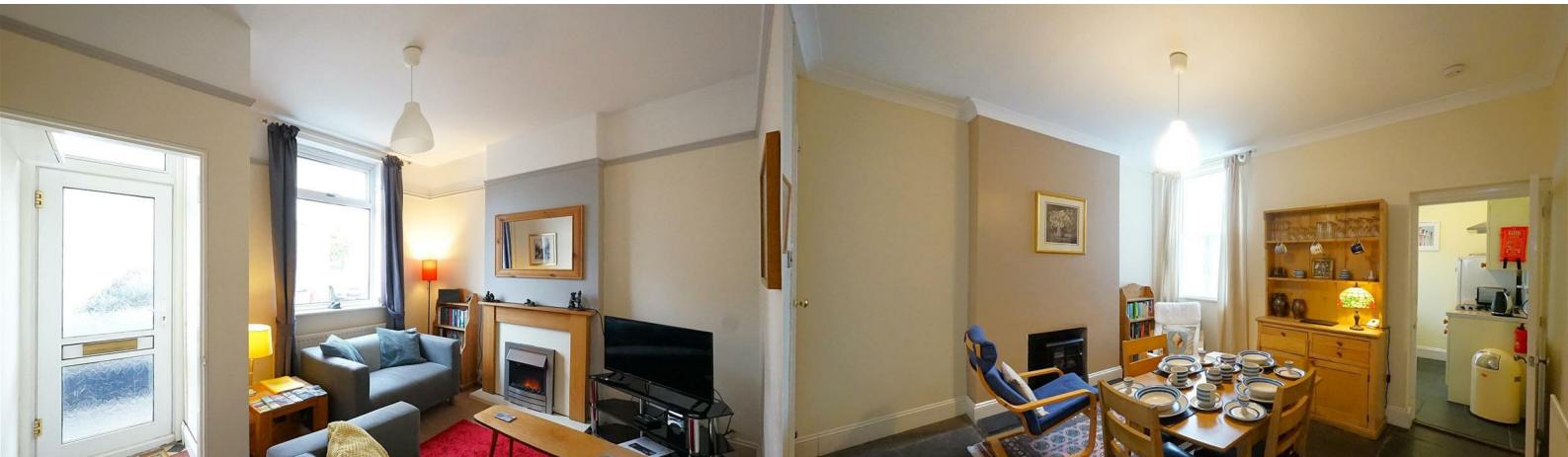




## 11 Main Street

Millom, LA18 5LP

Offers In The Region Of £160,000



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Millom, LA18 5LP

## Offers In The Region Of £160,000



*Excellent two-bedroom end-terrace home in the charming seaside village of Silecroft.*

*Perfectly positioned within walking distance of the beach and the local train station, this property is an ideal home for a couple or small family.*

*Enjoy outdoor living right on your doorstep, with beautiful countryside and beachfront walks just moments away. A popular beach café and welcoming village pub are also within easy walking distance, offering a wonderful community feel and convenient local amenities.*

Upon entering the property, you are welcomed into a practical vestibule ideal for coat and shoe storage. Step through into the cosy living room, featuring an attractive fireplace that adds warmth and character. Beyond this is the dining room, complete with a slate floor and a log-burning-effect fire set into the chimney breast, creating a charming and inviting space.

The kitchen leads off from the dining room and flows through to a useful utility room. Outside, there is a pleasant courtyard area, perfect for outdoor seating and enjoying the fresh coastal air.

On the first floor, you will find a well-appointed family bathroom and two comfortable bedrooms.

### Vestibule

3'5" x 2'10" (1.063 x 0.886)

### Living Room

12'4" x 9'11" (3.773 x 3.033)

### Dining Room

12'4" x 11'8" (3.767 x 3.580)

### Kitchen

8'0" x 7'0" (2.460 x 2.134)

### Rear Porch/Utility Area

8'6" x 3'11" (2.604 x 1.211)

### Outbuilding

12'3" x 8'6" (3.745 x 2.603)

### Landing

14'11" x 2'8" (4.562 x 0.825)

### Bedroom One

12'6" x 10'0" (3.818 x 3.052)

### Bedroom Two

11'9" x 9'5" (3.584 x 2.879)

### Bathroom

8'0" x 7'0" (2.462 x 2.157)



- Seaside Village Location
- Utility Room
- Council Tax A
- Two Bedroom End Terrace
- Outside Seating Area and storage
- EPC E



## Road Map



## Terrain Map



## Floor Plan

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.

Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			EU Directive 2002/91/EC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC